

# HISTORIC AREA COMMISSION

New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
April 21, 2011

Present: Sally Monigle, Chairperson  
Doug Heckrotte  
Dorsey Fiske  
Bill Hentkowski  
Tom McDowell

City Personnel: Jeff Bergstrom, City Building Inspector

Mrs. Monigle called the meeting to order at 5:05 p.m. Roll call followed.

## OLD APPLICATIONS

### J. Givens – 117 E. 2<sup>nd</sup> Street

Returning with more descriptive drawings.

Discussion: The applicant is aware that he needs to do more. The grade issue has been reviewed by HAC and they are in agreement the drawing is acceptable. The drawings have not been changed. The fyphon is gone.

**Action: The applicant may submit for a garage door to match existing doors in the area. HAC granted permission to build a foundation but that the applicant will provide further information to them.**

### F. Marini, 101 W. 3<sup>rd</sup> Street

Review of final details and approval.

Discussion: Builder Jay Freebery was present to address several concerns HAC has about this structure. He was advised that HAC approves pictures and the plans should match the pictures.

Dormers that were built do not look like what is on the building. Mr. Freebery stated he submitted a drawing to Mr. Bergstrom and discussion about what drawing and who received it then followed. Trim work was questioned. Ms. Monigle asked if the trim can be modified. *(Discussion followed, including solutions.)* Mr. Heckrotte commented that what is on the building is better than what is on the drawing and that the sash is also wrong.

Mr. Heckrotte wants a drawing showing what they will do to remedy these issues. It needs to be right with what HAC asked for, even before the building was constructed. *(Discussion about what was submitted and received between HAC and Mr. Freebery took place.)*

Mr. Heckrotte recommended the applicant secure an architect who will look around the city and look at Colonial precedent and come up with an alternative dormer design using as much as what currently exists as possible to get the problem fixed. *(Timeline for when HAC expressed concerns about certain items revealed the applicant's architect was likely aware of those concerns; the builder was not aware of all subject issues.)*

The height of the building was raised. Mr. Freebery said the building is not too tall and that several engineers have confirmed this fact. It appears huge because there is no soil to grade yet. Soil can't be replaced until the dormer issue is resolved. The row locks also need to be changed. There are four on the side, one on the front with none on the park side. Mr. Freebery bears responsibility for the incorrect row locks and will address them. He requested that HAC allow the door to remain per the architect's design.

Mr. McDowell asked if the print of the architect's design was approved. Mr. Heckrotte informed HAC approved the print with provisos including the dormers' detail is wrong. The door on the elevation is drawn correctly; it is on center. Its dimension the way he built it in plan. HAC does not check

dimensions, they look at photos. The public looks at the building just as HAC does. Mr. McDowell questioned how many people would recognize the door is off center by 2 inches.

**Mr. McDowell made a motion that the door stay as it is and the roll locks stay as they are.** Ms. Monigle did not call for a second to the motion and stated she doubted anyone would second the motion. The motion died for lack of a second.

Ms. Monigle asked if cost and time are the primary issues associated with fixing the door. Mr. Freebery confirmed adding he bears the cost for repairing the roll locks but maintains he built the house using a correct print. He does not believe the applicant should bear any further expense for this. He could not provide an estimate for making the repairs.

Ms. Monigle believes the applicant would want to make sure the structure is done properly. Mr. Freebery reiterated he built the structure using approved prints. It does not match the drawing which is an issue to take up with the architect. *(Discussion about responsibility for remediation followed.)*

**\*Mr. McDowell left the meeting at 6:06 p.m.**

Mr. Freebery said the homeowner is content with the way the house looks at present. She is aware of the issues that HAC has expressed concern about and understands same. Ms. Fiske added this house is in a highly visible location and needs to be correct.

Mr. Heckrotte asked Mr. Freebery to return to HAC as soon as possible with a proper drawing of the dormer, including involving the architect to get it right.

The issues of lighting in the rear of the structure and security lights have been resolved.

Mr. Heckrotte would like to have the row locks changed and they need to figure out a remedy to fix the door. Mr. Freebery will get HAC a drawing for the dormer. He wants to obtain a certificate of occupancy soon.

**Action: Ms. Fiske made a motion that the door be relocated to make it correct. Mr. Heckrotte seconded the motion.**

**Disposition:**

**Mr. Hentkowski voted no.**

**Mr. Heckrotte voted in favor.**

**Ms. Monigle voted in favor.**

**Ms. Fiske voted in favor.**

**The motion passed by a vote of 3 in favor to 1 against.**

**Action: Ms. Fiske made a motion that the row locks be changed to concrete sills. *(Discussion about when the soil is raised how close to burying the sills will take place. Mr. Freebery said it will be very close; no window wells are planned. More discussion followed.)*** Ms. Monigle again stated her belief that the homeowner wants to make sure this building is done correctly. Cost involved with the door was raised. Ms. Fiske noted HAC is not supposed to consider cost when making sure they handle their mission. The motion was seconded by Mr. Hentkowski.

**Disposition:**

**Ms. Fiske voted in favor.**

**Ms. Monigle voted in favor.**

**Mr. Heckrotte voted in favor.**

**Mr. Hentkowski voted in favor.**

**The motion was approved 4-0.**

## **NEW APPLICATIONS**

### **C. Cashman – 112 The Strand**

Remove end sections of concrete on porch and replace to match existing concrete.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved.**

### **State of Delaware – 211 Delaware Street**

Remove and reset uneven sections of brick sidewalk in and around The Green.

Discussion: Ms. Lynn Riley, Division of Historic and Cultural Affairs, and Walter Hoey and John Giangrant of Century Engineering presented. Ms. Monigle and Mr. Hentkowski have met with Mr. DiAscanis about the mortar mix to be used. Nothing has been decided to date. A display for the public was presented. Mr. Hoey said signage can be mounted near the project informing the public about the project. Specific areas within the existing sidewalk where deterioration is bad they plan on replacing with the same bricks in the same pattern. Uneven sections will be raised. They will reuse as many of the present bricks as possible. There is a reserve of old brick at Buena Vista they will have access to with engineers' approval. HAC stressed that no new brick be used. Ms. Monigle asked how the sidewalk will be installed. According to Mr. Hoey it will be laid on a stone base with sand and brick on top of it.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved.**

### **D. Bungy – 108 E. 4<sup>th</sup> Street**

Repair or replace wood at several exterior locations and remove shed in back yard.

Discussion: Mr. Bungy would like to install a new shed other than wood because of groundhogs. He is considering plastic or resin. The shed is used for tools only. He is looking at a very small shed (3'X6') and discussion about alternative locations for his tool storage took place.

Ms. Monigle raised the issue of the applicant's previous appearance before HAC requesting approval of a fence. The fence that HAC approved and what was put up are different. The applicant installed another wooden fence but the style used was not appropriate. HAC also questioned the gate that was used. Mr. Bungy has no problem replacing the gate with the previous gate (rot iron). *(The applicant was provided a copy of fences and sheds acceptable in the city.)* He was asked to address the fence at a later meeting but replace the gate as soon as possible. Mr. Heckrotte suggested using pressure-treated wood for the framing of the shed and put cement board around the perimeter from the ground down to stop burrowing.

*(The applicant was provided a copy of the litany.)* Mr. Heckrotte advised that shutters on the first floor are done the way his shutters currently are and on the second floor they are louvered. Discussion about the double front window followed. *(Discussion included the work needed, the materials to use and locations in the city with a similar type of window.)*

Storm windows should be painted the same color as the prime color. The sill and window frame and sash are the same color and the shutters are a different color.

HAC had no comments about the applicant's plan to secure/repair wood molding around roofline and repaint same; repair masonry cracks (to match current masonry) in exterior walls which will match current masonry in color, texture and composition. No silicone-based products will be used.

Paint exterior wooden windows sills (color is matter of choice). Replace/install and level brick sidewalk in front of residence. The applicant has the old bricks and he hopes to replace with same. There is no problem with adding a wooden bench in front of his residence or the plan to re-hang an existing rear door to provide easier ingress/egress to the patio area.

Mr. Hentkowski inquired if the plastic corrugated downspout is still present in the front corner of the house. Mr. Bungy said it is still present and it will be secured; he has no plan to replace the pipe. Mr. Heckrotte said HAC would like the applicant to replace the downspout with a smooth, round downspout, which is an inexpensive fix. Corrugated pipe is not appropriate.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed with respect to the shutters (need to be hung on hardware and must be the correct size for the window), louvered above and paneled below, the meeting rail of the shutter needs to be below the meeting rail of the window. The piece of plastic downspout is to be replaced with a piece of smooth, round downspout. HAC would like the applicant to replace the fence with a correct fence and replace the gate with an appropriate style. If he wishes to replace the shed that he return with his choice. All other repair work being proposed is fine. Mr. McDowell seconded the motion.

**Disposition:** The motion was approved by unanimous vote.

*(The applicant was encouraged to communicate with HAC with any questions/concerns he may have. Ms. Monigle offered that HAC members could periodically visit his property and offer any guidance needed to avoid unnecessary expense.)*

#### **D. Keenan – 215 Harmony Street**

Replace front door in kind.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that a catalog cut of the door she wants to use be submitted to HAC and the door should be a 4-panel door rather than 6-panel door. The style of the top rail should not be cut down the way her current door is. It must be the correct size for the opening. This can be done in between meetings. Ms. Fiske seconded the motion.

**Disposition:** The motion was approved.

#### **G. Mayhew – 17 E. 5<sup>th</sup> Street**

Remove brick front stoop and steps and replace with wood per drawing.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed which in this case means it is painted. Mr. Hentkowski seconded the motion.

**Disposition:** The motion was approved.

#### **T. Lunt – 227 Chestnut Street**

Replace or repair rotten wood on several exterior locations and install screens to porch.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the proviso the litany be followed and that HAC sees drawings or photos of the proposed screen panels. Photos of what the house was would be welcome. Mr. Hentkowski seconded the motion.

**Disposition:** The motion was approved.

#### **S. Monigle – 129 Harmony Street**

Installing new air conditioner condenser unit in back yard.

*Discussion: (It was disclosed that Mr. Hentkowski's company has been retained to do this work. No one was present to support or oppose the work.)*

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

**Disposition:** The motion was approved by a vote of 3 in favor and 1 abstaining (Monigle) from the vote.

**Mayor & Council of New Castle – 220 Delaware Street**

Install one heat pump outdoor unit on back rear roof.

Discussion: The positioning of the unit was discussed and determined that it can be turned so it cannot be seen from the street.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Monigle seconded the motion.**

**Disposition: The motion was approved by a vote of 3 in favor and 1 abstaining (Hentkowski).**

**S. DiLouie – 17 W. 3<sup>rd</sup> Street**

Install air conditioning condenser unit in back yard.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved.**

**R. Finch – 117 Delaware Street**

Replacing missing shingles and repointing missing mortar on chimney above the roof line.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved.**

**EMERGENCY REPAIRS**

**G. Levinson – 318 South Street**

Remove and replace roof on front porch. LEAKING

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved.**

**J. Whisman – 411 Delaware Street**

Remove and replace top shingled roof and cat walk. LEAKING

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved.**

**M. McGraw – 118 Harmony Street**

Replace front roof. LEAKING

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso the litany be followed which in this case means approved shingles; asphalt shingles or if they are wood they may be wood shingles but not wood shakes. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved.**

**Minutes**

March 2011 minutes -- A motion was made by Ms. Fiske to approve the March minutes. The motion was seconded by Mr. Henkowski. The March 2011 minutes were adopted.

November 2010 minutes – A motion was made by Ms. Fiske to approve the minutes of November 2010. The motion was seconded and the November 2010 minutes were adopted.

**Old Business**

Ms. Fiske commented that the work to be done on 125 Delaware Street (November 2010) is still incomplete. (Ms. Monigle raised this matter at the March 2011 meeting as well.)

**Adjournment** -- There being no further business to address, a motion to adjourn the meeting was made and seconded. The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

*Debbie Turner*

Debbie Turner  
Stenographer

\*Note: Mr. McDowell was present for the matters involving State of Delaware and D. Bungy. He departed the meeting during discussions concerning the Marini structure and was not present for voting. The minutes reflect the order of matters stated on the agenda.